

PLANNING COMMISSION REPORT



MEETING DATE: October 27, 2004

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Kalarama Apartments - 16-AB-2004

REQUEST

Request to consider the following:

1. Abandon 50-foot wide right-of-way for the 77th Way/Kalarama Avenue cul-de-sac.
2. Dedicate 4-foot wide alley right-of-way.
3. Reserve water line and cable television public utility easements.



OWNER/APPLICANT CONTACT

Kalarama LLC
602-763-4668

LOCATION

4002 N Kalarama Avenue

BACKGROUND

Context/Background.

The subject roadway is located north of Main Street, generally east of Miller Road and south of Indian School Road. The site and adjacent properties are zoned Multiple-Family Residential District (R-5). The area primarily is multi-family dwellings with commercial along Indian School Road and the campus of Our Lady of Perpetual Help Catholic Church located to the southwest along Miller Road.

The subject cul-de-sac was dedicated in 1958 as part of the Scottsdale Parkway subdivision plat. The cul-de-sac provides street access to the Kalarama Apartment complex, which is built on four parcels located around the cul-de-sac.

APPLICANT'S PROPOSAL

Goal/Purpose of Request.

This request is to eliminate the existing cul-de-sac in order to redevelop the site with pool amenities at the center of the complex instead of the cul-de-sac. Access to the redeveloped site would be from the 16-foot wide alley that encircles the complex, and provides direct access to on-site parking spaces. The 77th Way/Kalarama Ave cul-de-sac provides access only to the Kalarama Apartment complex, and its abandonment will not impact the city's street system. The alley will serve as an alternative access for the complex, but requires an additional 4-foot alley dedication to provide a total alley width of 20 feet. This additional alley dedication is required to meet public emergency vehicle access standards and to provide adequate parking maneuvering room.

In addition to the alley dedication, a public utility easement reservation is needed over the abandoned cul-de-sac.

Community Involvement.

The applicant notified property owners within 300 feet of the project and received no public comment. The City also notified property owners within 300 feet of the site and posted 3 signs on the site. Staff received one telephone call from a neighbor concerned about the loss of on-street parking in the cul-de-sac.

Community Impact.

There should be no significant adverse impact to the neighborhood, as the alley is currently used to gain access to on-site parking. Several new on-street parking spaces will be made available in front of the complex with the closure of the cul-de-sac.

IMPACT ANALYSIS**Departmental Responses.**

City Department/Division participants concur with this abandonment request. See Department Issues Checklist (Attachment #2).

**OPTIONS AND STAFF
RECOMMENDATION****Recommended Approach:**

Staff recommends approval of the abandonment with reservations, and dedication of an additional 4-feet of alley, as described in the attached stipulations.

RESPONSIBLE**Planning and Development Services Department****DEPT(S)****STAFF CONTACT(S)**

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APPROVED BY

Suzanne Colver
Report Author

Kurt Jones, AICP
Director, Current Planning

ATTACHMENTS

1. Applicant's Narrative
2. Departmental Checklist
3. Context Aerial
4. Detail Aerial
5. Easements and Right-of-Ways
6. Legal Descriptions of Cul-de-Sac Abandonment, Utility Reservations
and Alley Dedication
7. City Notification Map
8. Stipulations

HOLLY STREET STUDIO

4200 N Central Ave Phoenix, Arizona 85012
o 602 258 8555
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Abandonment Narrative

Kalarama, LLC is the sole owner of the apartments at Kalarama Street. Currently there are 17 units on the site, a mix of 1 and 2 bedroom single story apartments. The apartments are grouped into 4 building around the existing cul-de-sac. Currently there are 24 off street parking spaces, all of which are accessed from the alley. The complex includes a pool and laundry facility. There have not been any major improvements to the property since it was built in the 1960's.

With the potential abandonment of the Kalarama Street cul-de-sac, Kalarama LLC is proposing to develop a complex of 18 condominiums. There will be a mix of 2 and 3 story units, all of which open up into a common courtyard. The units will range from 1,900sf to 2,300sf including enclosed carports. In addition to the carports there will be 7 off street parking spaces. All parking will be accessed from the existing alleys. Per the recommendation of the City Staff, specifically the Fire Department, Kalarama LLC will dedicate 4' along the north, east and west property lines. This will increase the alleys from 16' to 20'. The area being abandoned will be developed as a common courtyard / open space for the condominiums. Refer to attached Site Plan.

ATTACHMENT #1

CASE 16-AB-2004

Department Issues Checklist

Transportation

☒ Support

Trails

☒ Support

Adjacent Property Owner Notification

☒ Informed

Public Utilities

☒ Support

Emergency/Municipal Services

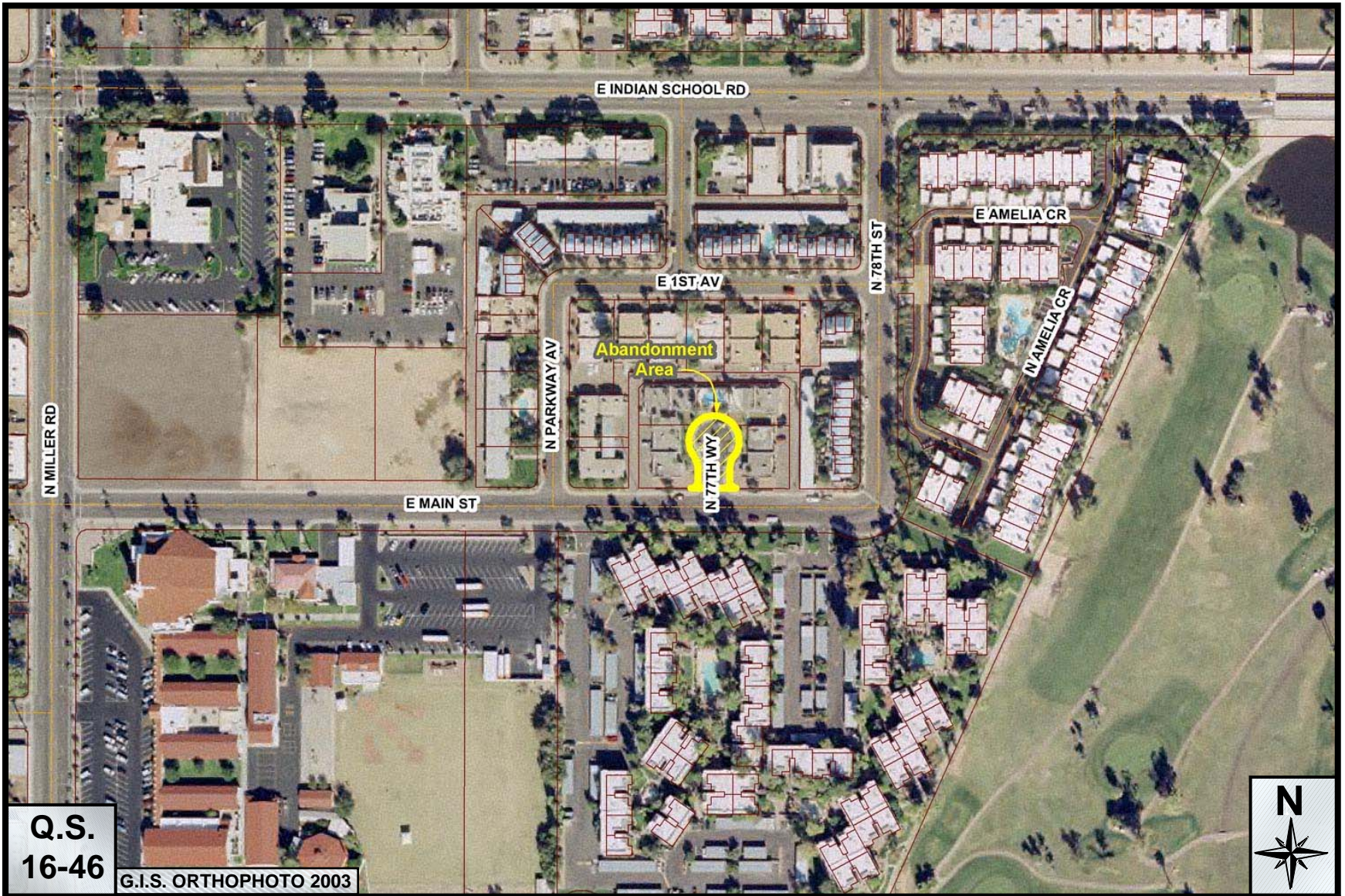
☒ Support

Water/Sewer Services

☒ Support

Drainage

☒ Support



Kalarama Apartments

16-AB-2004

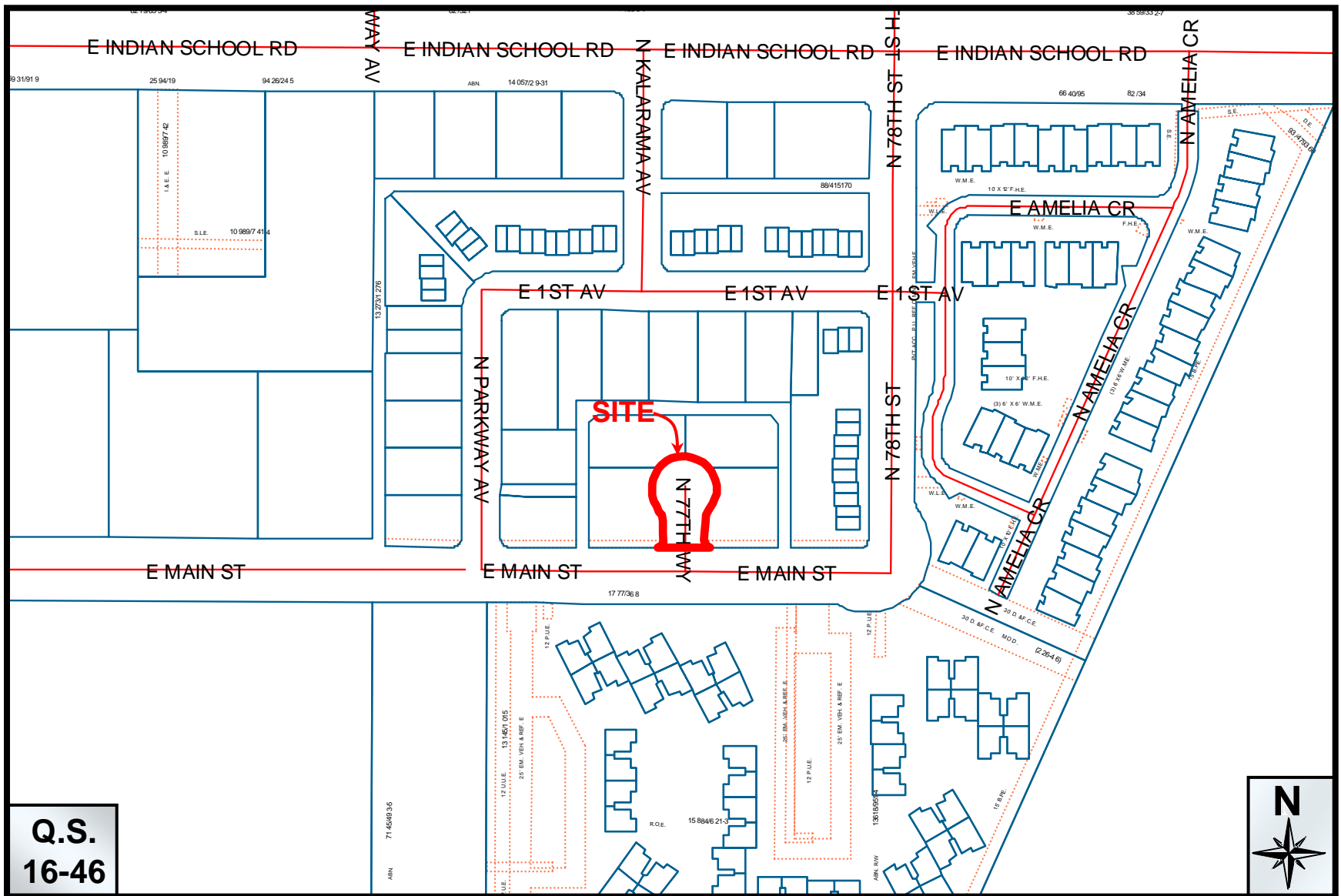
ATTACHMENT #3



Kalarama Apartments

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ATTACHMENT #4



Kalarama Apartments

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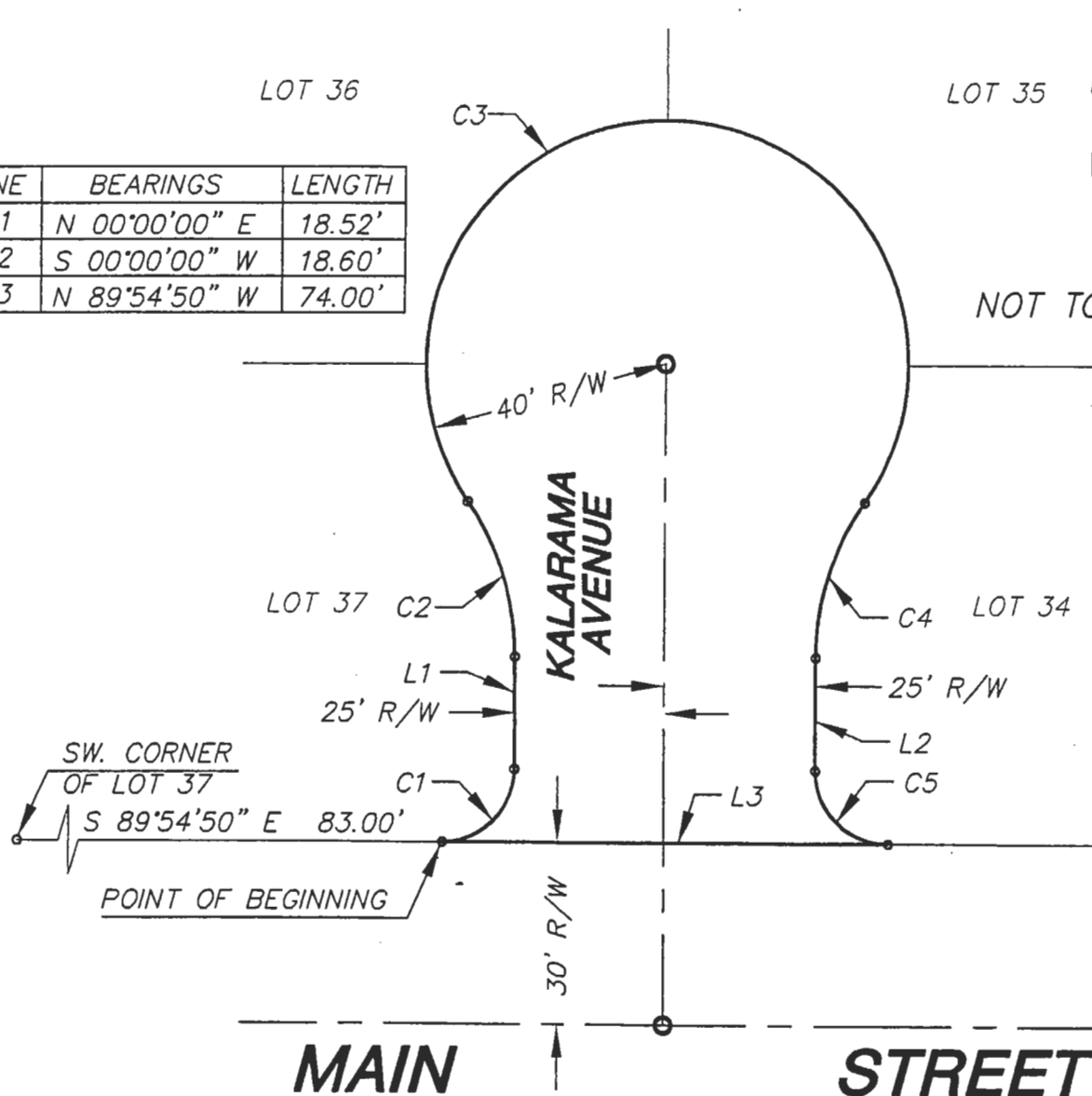
Easements & Right-of-Way
ATTACHMENT #5

EXHIBIT

OF ROADWAY ABANDONMENT AT MAIN STREET AND KALARAMA AVENUE SCOTTSDALE, ARIZONA

CURVE	RADIUS	DELTA	LENGTH
C1	11.98'	90°05'10"	18.84'
C2	45.00'	34°33'37"	27.14'
C3	40.00'	249°07'14"	173.92'
C4	45.00'	34°33'37"	27.14'
C5	12.02'	89°54'50"	18.86'

LINE	BEARINGS	LENGTH
L1	N 00°00'00" E	18.52'
L2	S 00°00'00" W	18.60'
L3	N 89°54'50" W	74.00'



NOTE: THIS EXHIBIT IS INTENDED TO
ACCOMPANY A DESCRIPTION, IT
IS NOT A SURVEY AND SHOULD
NOT BE CONSTRUED AS SUCH.

**Superior
Surveying
Services, Inc.**

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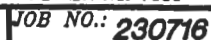
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ARIZONA NO. 18214 - CALIFORNIA NO. L6060 - NEVADA NO. 7680

DATE: 7-8-04

REVISED: 9-20-04

JOB NO.: 230716

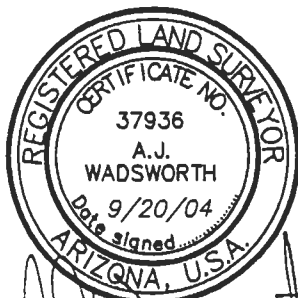
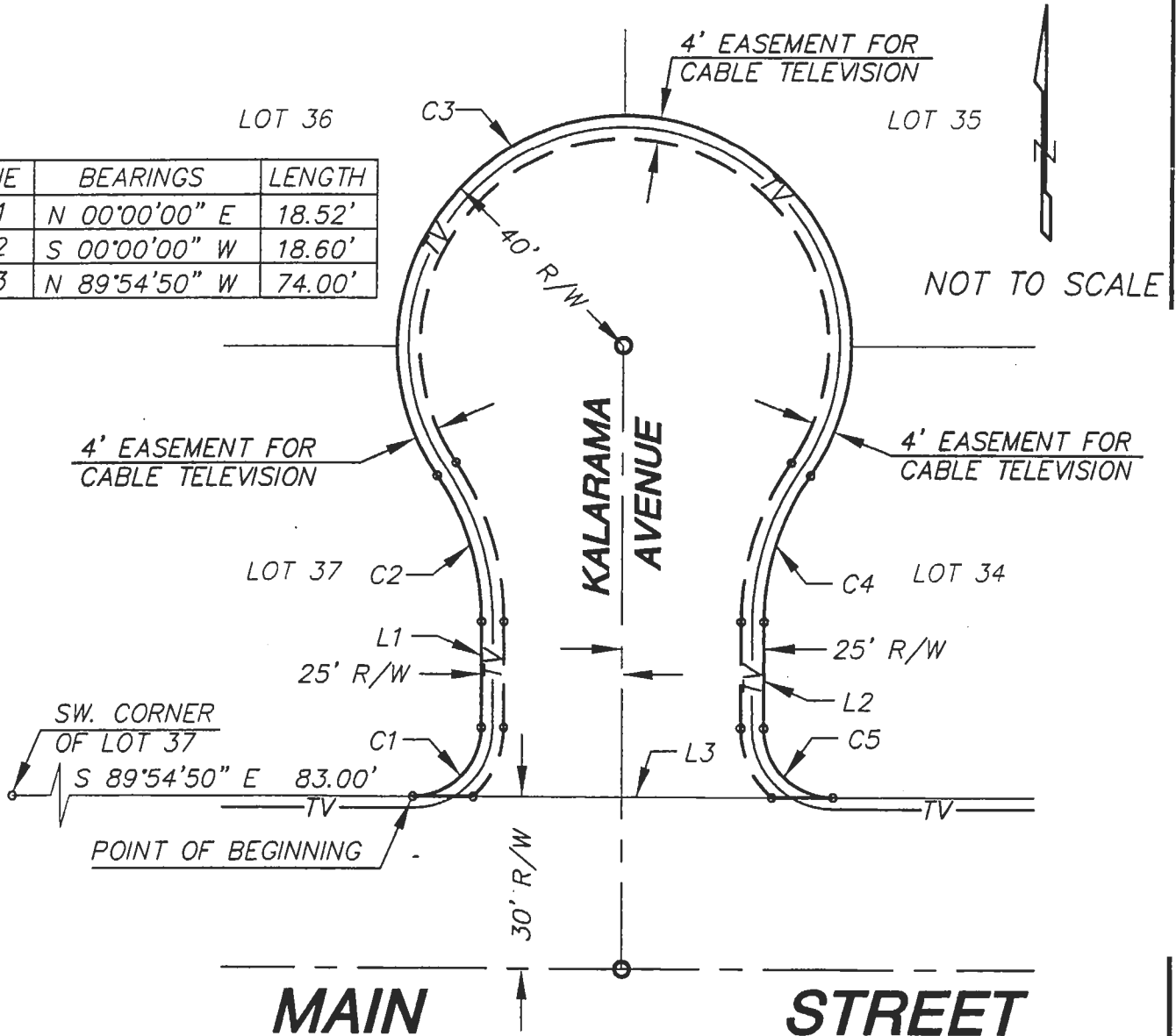
SCOTTSDALE, ARIZONA



**OF
CABLE TELEVISION EASEMENT AT
MAIN STREET AND KALARAMA AVENUE
SCOTTSDALE, ARIZONA**

CURVE	RADIUS	DELTA	LENGTH
C1	11.98'	90°05'10"	18.84'
C2	45.00'	34°33'37"	27.14'
C3	40.00'	249°07'14"	173.92'
C4	45.00'	34°33'37"	27.14'
C5	12.02'	89°54'50"	18.86'

LINE	BEARINGS	LENGTH
L1	N 00°00'00" E	18.52'
L2	S 00°00'00" W	18.60'
L3	N 89°54'50" W	74.00'



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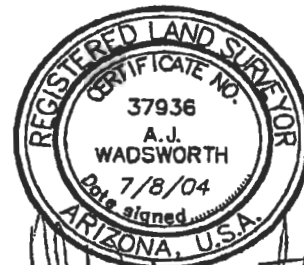
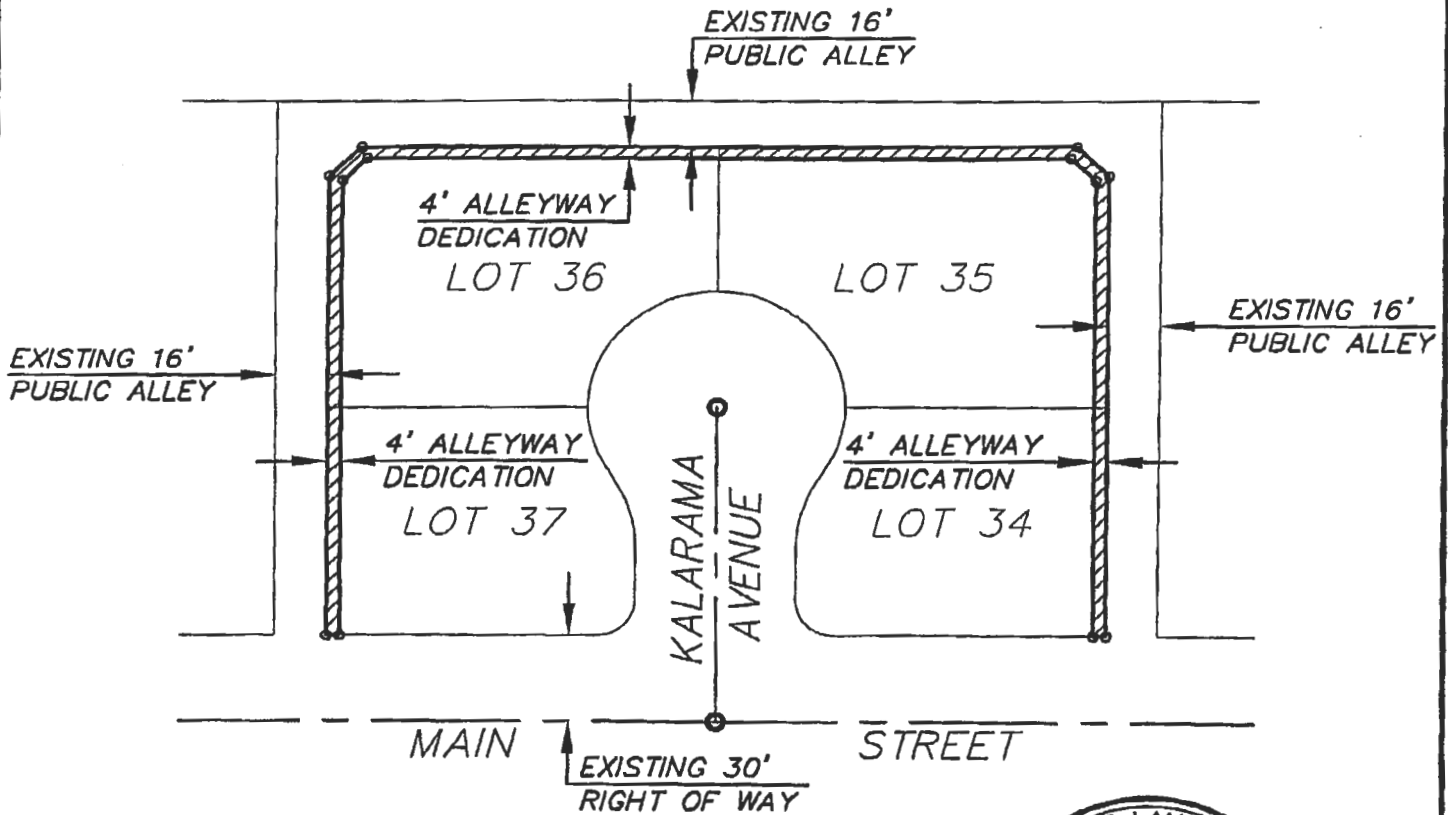
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EXHIBIT

**OF
ALLEYWAY DEDICATION
NEAR MAIN STREET AND 78TH STREET
SCOTTSDALE, ARIZONA**

NOT TO SCALE



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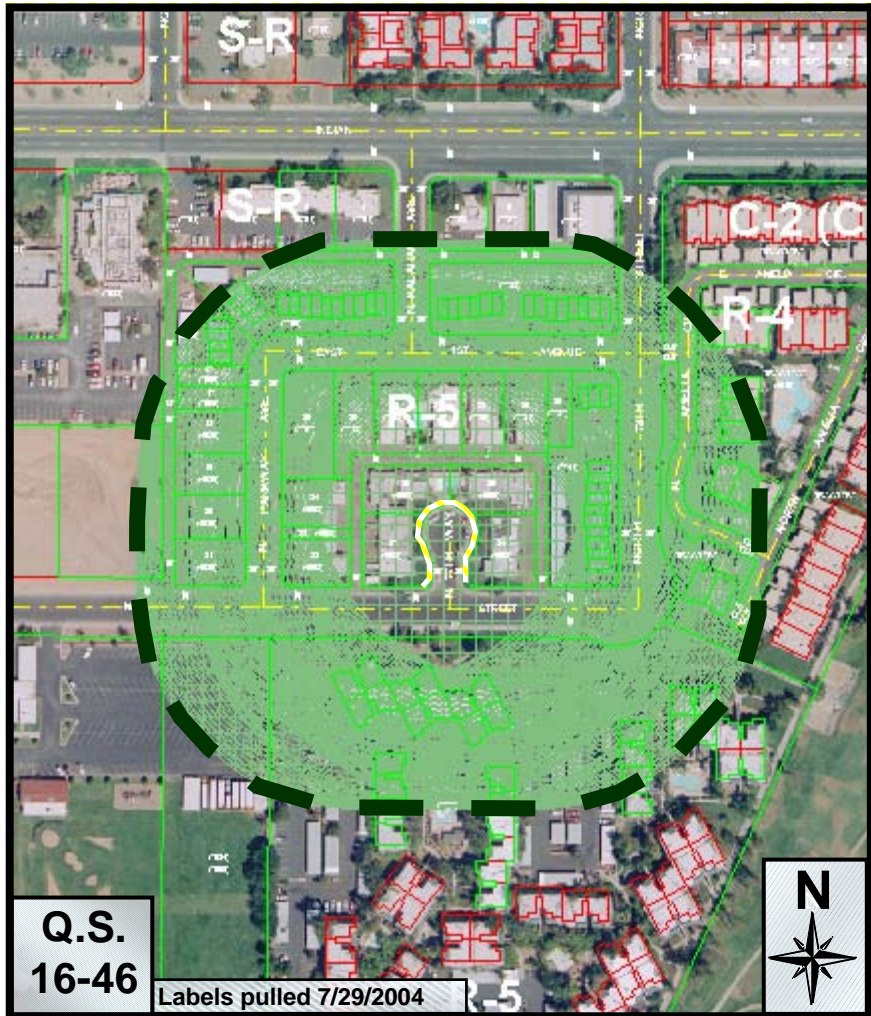
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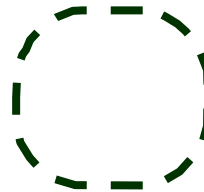
City Notifications – Mailing List Selection Map



Map Legend:



Area to be abandoned



Properties within 300-feet

Additional Notifications:

- Interested Parties List
- South Scottsdale Redevelopment Force
- Adjacent HOAs

Kalarama Apartments

16-AB-2004

ATTACHMENT #7

STIPULATIONS FOR CASE 16-AB-2004

1. ALLEY DEDICATION. Owner shall dedicate 4-feet of alley right-of-way to the existing right-of-way for a total of 20-feet of alley right-of-way. Dedication shall be recorded by the City with the recordation of the 77thWay/Kalarama Ave. right-of-way abandonment.
2. TRAFFIC CONTROL DEVICES. Owner shall remove all traffic control devices within the cul-de-sac (street name signs, stop signs, no parking signs, etc.) and return them to the City's Corporation Yard, located at 9191 East San Salvador St. in Scottsdale.
3. STREET CLOSURE SIGNAGE. Owner shall install a sign at the street entrance indicating that the cul-de-sac street will be permanently closed. Said sign shall be posted a minimum of 30 days prior to the closure of the street.